

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643
www.hcd.ca.gov



January 27, 2005

Mr. Kevin Northcraft, City Manager
City of Tulare
411 East Kern Avenue
Tulare, California 93274

Dear Mr. Northcraft:

RE: Review of the City of Tulare's Adopted Housing Element

Thank you for submitting Tulare's amended housing element, adopted on December 7, 2004 and submitted on December 16, 2004. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h). The Department has expedited its review to facilitate your application for the Workforce Housing Incentive Grant Program.

As you know, the Department's August 23, 2004 review found the draft revisions addressed the statutory requirements. Since the adopted housing element is substantially the same as the revised draft, the Department is pleased to find it in full compliance with State housing element law (Article 10.6 of the Government Code).

The Department appreciates Tulare's efforts to develop land-use and housing strategies to address its share of the regional housing need. Tulare is commended for its programmatic commitments to facilitate the construction of affordable housing through strategies such as its Land Banking and First Time Homebuyers programs. These programs will assist Tulare in addressing the housing needs of families and workers and create vibrant livable communities.

The Department wishes Tulare much success in implementing its housing and land use strategies and programs. We look forward to the receipt of Tulare's annual progress report by October of each year describing the City's achievements. If the Department can provide any additional assistance in implementing the City's housing element, please contact Leah Northrop, of our staff, at (916) 323-7271.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive, flowing style.

Cathy E. Creswell
Deputy Director

cc: Mark Kielty, Planning and Building Director, City of Tulare
David Moe, Redevelopment Project Manager, City of Tulare
Bonnie Simoes, Senior Planner, City of Tulare
Carri Diltz, Consultant, Quad Knopf
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates